

P. O. Drawer 408
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MAY 24 1 17 PM '79

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 24th day of May,
1979, between the Mortgagor, Richard D. Frye and Julie W. Frye
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Three
Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's
note dated May 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1,
2009;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being at
the northwestern corner of the intersection of East Lee Road and
Lee East Court, near the City of Greenville, in the County of
Greenville, State of South Carolina, and known and designated as
the larger portion of Lot No. 2 of a subdivision known as Lee East,
plat of which is recorded in the RMC Office for Greenville County
in Plat Book 6H, at page 40, and shown on a plat prepared by Carolina
Surveying Company, January 4, 1979, entitled "Survey for Jeffco
Enterprises, Inc.", and having, according to said latter plat, the
following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of East Lee Road,
joint corner of Lots 1 and 2 and running thence with the joint line
of said Lots, N. 2-02 E., 127.5 feet to an iron pin; running thence
along a new line through Lot 2, S. 84-22 E., 95.4 feet to an iron
pin on the western side of Lee East Court; running thence with the
western side of said Court, S. 1-29 W., 118 feet to an iron pin at
the intersection of Lee East Court and East Lee Road and running thence
with said intersectio, which intersection is curved, the chord of
which is S. 53-34 W., 30.8 feet to an iron pin on the northern side
of East Lee Road; running thence with the northern side of said Road,
N. 74-32 W., 64.07 feet to an iron pin; continuing with said Road,
N. 83-26 W., 9.72 feet to an iron pin, point of beginning.

Plat of Jeffco Enterprises, Inc. referred to above is recorded in
Plat Book 7B at Page 34.

This is the identical property conveyed to the mortgagor by deed of
Jeffco Enterprises, Inc. recorded simultaneously herewith.

which has the address of 3 Lee East Court Taylors,
(Street) (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

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